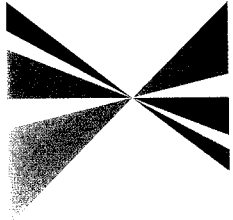


SOUTHERN CALIFORNIA



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Robin Lowe, Hemet

**Ventura County Transportation Commission:**  
Keith Millhouse, Moorpark

# YOU'RE INVITED TO PARTICIPATE IN A JOINT MEETING

## OF THE POLICY COMMITTEES

&

## REGIONAL COUNCIL

## TO DISCUSS

### “REGIONAL HOUSING NEEDS ASSESSMENT”

THURSDAY, APRIL 6, 2006

10:45 a.m. - 11:45 a.m.

## SCAG OFFICES

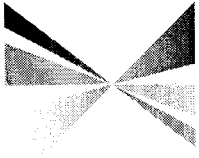
### San Bernardino Conference Room A & B

**Please note:** The meeting schedule for the TCC, EEC & CEHD  
has changed due to the Joint Meeting. The schedule for the  
month of April is as follows:

**Executive Committee**  
**Administration Committee**  
**TCC, CEHD & EEC**  
**Joint Meeting**  
**Regional Council**

**8:00 a.m. - 9:00 a.m.**  
**9:00 a.m. - 10:00 a.m.**  
**10:00 a.m. - 10:45 a.m.**  
**10:45 a.m. - 11:45 a.m.**  
**12:00 noon - 1:30 p.m.**

SOUTHERN CALIFORNIA



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# JOINT MEETING OF THE REGIONAL COUNCIL & **POLICY COMMITTEES**

**Thursday, April 6, 2006  
10:45 a.m. – 11:45 a.m.**

**SCAG Offices  
818 W. 7<sup>th</sup> Street, 12<sup>th</sup> Floor  
San Bernardino Conference Room  
Los Angeles, California 90017  
213. 236.1800**

## **Agenda Enclosed**

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Shelia Stewart at 213.236.1868 or [Stewart@scag.ca.gov](mailto:Stewart@scag.ca.gov).

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1868 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1868.

# **JOINT MEETING AGENDA**

*“Any item listed on the agenda (action or information) may be acted upon at the discretion of the committee”*

## **1.0 CALL TO ORDER**

**President Young  
Chair**

## **2.0 PUBLIC COMMENT PERIOD**

## **3.0 DISCUSSION/ACTION ITEMS**

### **3.1 Discussion of Regional Housing Needs Assessment (RHNA) Pilot Program **Attachment mailed separately****

Staff will present a program proposal for completing the next RHNA regional responsibilities for review and comment by the three policy committees

## **4.0 ADJOURNMENT**

**Attachment for**

**Regional Housing Needs**  
**Assessment**

**Workshop**

# RHNA Pilot Program

## Linking Housing and Transportation Planning



Southern California Association of Governments

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## RHNA Pilot Program Proposal

- Calls for cities and counties to designate enough sites to meet 20 years of housing needs
- Promotes housing element updates that occur only once a decade (rather than every five years)
- Simplifies process and promotes incentives to support subregional trades and transfers

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## RHNA Pilot Program Proposal

- Promotes an open dialogue on issues and local factors contained in AB 2158.
- The Pilot effort also more closely ties the growth forecast to the RTP/ Compass Blueprint in ways not envisioned by the AB 2158 RHNA law revision
- The Pilot program supports removal of the RHNA fee on local government

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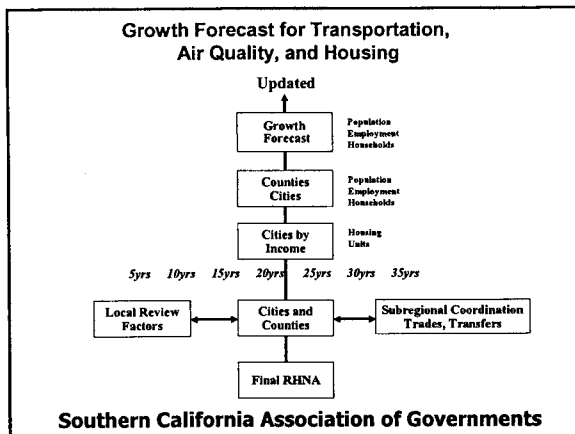
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**RHNA Pilot Program Proposal**

1. The methodology and allocation process shall be consistent with the principles of the Regional Growth Vision Blueprint.
2. Compass Blueprint distribution is used in RTP/ AQMP and Conformity finding.
3. SCAG shall develop a minimum 20 year growth forecast in coordination with the Regional Transportation Plan using the Cohort Component Projection Model.
4. The SCAG Regional Council shall approve the forecast for transmittal to the Department.
5. The Department shall convene a Panel to review the assumptions and methodology of the forecast.

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**RHNA Pilot Program Proposal**

5. After reviewing the recommendations of the review panel and consulting with the COG, the department shall certify the COG forecast, certify the forecast determined by the review panel, or propose an alternative regional housing need with a written explanation for its proposal.

If the department proposes an alternative regional housing need that is not acceptable to the COG, the parties shall submit the the matter to arbitration.

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## RHNA Pilot Program Proposal

6. SCAG shall complete the Housing Need Allocation Plan twelve (12) months from the date that the Department sends notice of the validation of the SCAG forecast.
7. SCAG shall conduct six public workshops throughout the region to provide the opportunity for public involvement.
8. The Housing Need Allocation Plan shall allocate a lower allocation of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category
9. Local jurisdictions shall review and comment on the Housing Need Allocation Plan based on the findings from Section 65584.01(e)(8), the factors listed in 65584.04(d)(1) through 9 and their General Plans.

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## RHNA Pilot Program Proposal

AB2158 Factors guiding local review

1. existing & projected employment s-housing relationship
2. these residential development opportunities & constraints:
  - a. lack of sewer or water capacity
  - b. land availability/infill/up-zoning potential
  - c. land protected from dev. by federal/state law or regulation
  - d. agricultural preservation policies
3. maximizing public transportation & existing transportation infrastructure
4. market demand for housing
5. city-county agreements re: growth
6. conversion of restricted units
7. high housing cost burdens
8. housing needs of farm workers

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## RHNA Pilot Program Proposal

10. SCAG shall respond at the conclusion of the local jurisdictional review by facilitating a trading process.
11. The Regional Council of SCAG shall approve the Housing Need Allocation Plan and provide for a public review period of not less than ninety (90) days for consideration of trades and transfers of need share between two or more jurisdictions
12. SCAG shall issue written findings at the conclusion of the trades and transfers public review period summarizing the requests made and any changes made to the Regional Need Allocation Plan. These trades and certification shall occur prior to the adoption of the final allocation and shall not adversely impact mobility, air quality and Blueprint goals or further impact low income areas.

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## **RHNA Pilot Program Proposal**

13. The SCAG Regional Council shall approve the final Regional Housing Need Allocation Plan.
14. SCAG may delegate development of the Housing Need Allocation Plan, to subregional entities provided the subregional entity agrees to maintain the subregional total of housing need throughout the process.

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## **Questions and Answers**

- How will current development be reflected in housing allocations?

The baseline will reflect adjustments up to 2005, afterwards new development will count toward meeting forecasted goals

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## **Questions and Answers**

- Why is trading permitted with conditions?

This will ensure that there will not be adverse social equity, air quality or mobility impacts

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### Questions and Answers

- What are the local government safeguards compared to what they are in the current statute?

The Pilot offers comparable AB 2158 safeguards, but with less process and more flexibility by providing for trades, transfers and cooperative planning.

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### Questions and Answers

- What is the advantage of a 20 year Housing Forecast horizon?

A 20 year planning horizon allows the growth forecast to serve transportation, air quality and housing planning goals. It also provides a longer time frame and focus for local housing planning and its coordination with other General Plan elements.

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### Questions and Answers

- What is the Pilot Program better than existing law?

The current law does not provide sufficient flexibility for RHNA coordination with other plans nor does it allow local flexibility to trade and transfer. The Pilot program streamlines the regional role and transforms the process from a "numbers" to a "policy" approach.

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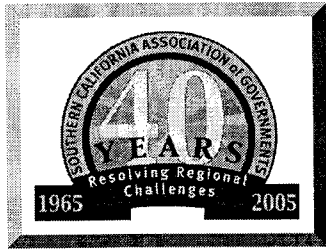
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**Thank You**

**please visit us at [www.scag.ca.gov](http://www.scag.ca.gov)**

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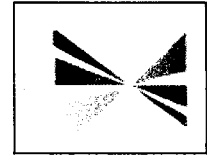
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# **Regional Housing Needs Assessment Pilot Program Fact Sheet**



## **Project Goal**

The pilot program provides the Southern California Association of Governments (SCAG) with the opportunity to undertake an alternate Regional Housing Needs Assessment Process (RHNA) which would demonstrate the viability of utilizing 20 year housing planning consistent with the Regional Transportation, Air Quality and the Regional Compass Blueprint growth vision.

## **Project Description**

The current regional housing need allocation process as described in California Government section 65584 requires the compilation and coordination of numerous data sources, many of which are not broadly available, and which are not readily applicable to the task of allocating housing need to jurisdictions. The program also requires an overly strenuous public process with several interim program milestones each with a statutory deadline. The likely result of the current statutory process is a complex, costly, technical process that becomes separated from the broader, policy-based planning work performed by a region. The SCAG RHNA Pilot Program is based on the application of simple principles, on open policy dialogue and trade-offs, and in a way that supports long range regional planning, generally. It also more closely ties the growth forecast to the RTP/Compass Blueprint in ways not envisioned by the AB 2158 RHNA law revision of 2004.

## **Products**

The allocation of housing would flow from the region's forecasting work. Local agencies would have the opportunity to make comments to the region based on technical factors listed in the current statute. A new process for engaging local governments in a trade and transfer process would add a policy element to the program, resulting in a Pilot 2007 Regional Housing Needs Assessment.

## **Cost**

The costs are expected to be in the same range as costs that would be incurred for the current RHNA process. The proposal merely provides SCAG the opportunity to demonstrate a new methodology for the RHNA process. Currently, the Commission on State Mandates has ruled that ABAG and SCAG are not eligible to seek reimbursement for RHNA costs, SCAG and ABAG are pursuing legislation which would restore the ability to COGs to make a claim to the Commission for reimbursement.

## **Who Benefits**

SCAG has had discussions with the Secretary of Business Transportation and Housing regarding the goal that the program function based on application of simple principles, on open policy dialogue and trade-offs, and in a way that support regional planning, generally. The proposed pilot program would provide an opportunity to demonstrate that goal by greatly simplifying the technical and procedural requirements of the program, while at the same time, allowing local governments to see that their concerns are addressed.



**DRAFT RHNA language amended 3-15-06:  
PILOT PROGRAM FOR SOUTHERN CALIFORNIA SCAG REGION**

Section 65584.01(e) is added to the Government Code, to read;

65584.01(e). Notwithstanding any other provision of law, the Southern California Association of Governments, shall prepare the fourth revision of the Housing Element Regional Housing Needs Assessment in accordance with the following;

- (1). The methodology and allocation process shall be consistent with the principles of the Regional Growth Vision Blueprint
- (2) SCAG shall develop a minimum 20 year growth forecast in coordination with the Regional Transportation Plan using the Cohort Component Projection Model. (3). The SCAG Regional Council shall approve the forecast for transmittal to the Department.
- (4) The Department shall convene a Panel consisting of a representative from Department of Finance, Economic Development Department, Caltrans, economist, demographers and a representative of another COG to review the assumptions and methodology of the forecast and to recommend to the Department whether or not the household forecasts and assumptions are consistent with this section or require modifications.
- (5) After reviewing the recommendations of the review panel and consulting with the COG, the department shall certify the COG forecast, certify the forecast determined by the review panel, or propose an alternative regional housing need with a written explanation for its proposal. If the department proposes an alternative regional housing need that is not acceptable to the COG, the parties shall submit the matter to arbitration by an academic demographer appointed by the Department of Finance within 30 days. Within 45 days, the arbitrator shall meet with the parties, review all relevant data, and determine a final regional housing need which shall carry a presumption of validity in any court action. Any challenge to the determination shall be made within 30 days.

- (6) SCAG shall complete the Housing Need Allocation Plan twelve (12) months from the date that the Department sends notice of the validation of the SCAG forecast.
- (7) SCAG shall conduct six public workshops throughout the region to provide the opportunity for public involvement.
- (8) The Housing Need Allocation Plan shall allocate a lower allocation of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category., while considering historical growth trends, existing concentration of households, the land use distributions of the Regional Transportation Plan and the Regional Growth Vision Compass Blueprint,
- (9) Local jurisdictions shall review and comment on the Housing Need Allocation Plan based on the findings from Section 65584.01(e)(8), the factors listed in 65584.04(d)(1) through 9 and their General Plans.
- (10) SCAG shall respond at the conclusion of the local jurisdictional review by facilitating a trading process.
- (11) The Regional Council of SCAG shall approve the Housing Need Allocation Plan and provide for a public review period of not less than ninety (90) days for consideration of trades and transfers of need share between two or more jurisdictions region wide requesting same.
- (12) SCAG shall issue written findings at the conclusion of the trades and transfers public review period summarizing the requests made and any changes made to the Regional Need Allocation Plan as a result of the review that will not significantly impact mobility, air quality and are consistent with the goals and intent of this section. These trades and certification shall occur prior to the adoption of the final allocation and shall not exacerbate current disproportionate shares of population by income category
- (13) The SCAG Regional Council shall approve the final Regional Housing Need Allocation Plan with findings that the Plan is consistent with the objectives of this section, consistent with the Regional Transportation Plan and consistent with the Regional Growth Vision Compass Blueprint and submit it to the Department.
- (14) SCAG may delegate development of the Housing Need Allocation Plan, consistent with Section 65584.01(e)(6) through (10) to subregional entities provided the subregional entity agrees to maintain the subregional total of housing need throughout the process and submits the final Regional Housing Need Allocation Plan for inclusion in the region wide Housing Need Allocation Plan.

# California Regional Blueprint Planning Grant Fact Sheet



## Southern California Association of Governments

### Project Goal

The **Compass Blueprint** project is designed to refine regional growth policies with local planning efforts through more subregional and local scenario planning and development forecasting. It will begin implementation of the Southern California Association of Governments (SCAG) 2% strategy through strategic infill, transit-oriented development, and corridor revitalization.

### Project Description

To integrate the regional growth vision with local planning efforts, SCAG will: provide assistance to local communities in updating general plans, identify areas with potential for growth along transportation systems, promote integration of transportation and housing, analyze factors relating to mode choice and develop scenarios for transit oriented development (TOD), identify changes in mobility and emission levels associated with shifts in development, and develop land use and transportation performance measures.

**Award: \$ 1,258,450 FY 2005/06**

### Products

- Updated general plans
- Integrated Transportation and Housing Plan
- Report on maximizing TOD potential
- Report on Transportation Modeling Impacts over a twenty-year period and adoption of a Preferred Growth Vision
- Report on Potential Compass/Blueprint Incentive Options
- Performance Indicators

### Who Benefits

Communities in the SCAG region will benefit from this effort to integrate the regional policies related to transportation and land use with local planning efforts.



Contact Person: Joseph Carreras, Project Manager,  
SCAG @ (213)236-1856

Caltrans District Liaison: David Sosa, (213) 897-0409

## **Regional Housing Needs Assessment (RHNA) related Housing Bills Regional Council Joint Policy Comm. Session**

### **New 2006 Bills**

**AB 2307** (Mullin) repeals a law sponsored by housing advocates giving COGs authority to charge localities a fee for providing RHNA numbers and makes COGs eligible for reimbursement for those costs by the state.

**SB 1800** (Ducheny) sponsored by the builders, is a new housing planning bill.

**AB 3042** (Evans) allows localities to transfer their regional housing need allocation to any locality in the region, without HCD or COG review.

**AB 2468** (Salinas) allows localities to self-certify their housing elements if the locality determines that it has zoned enough sites with minimum densities and by right approvals to meet 100% of its low and very low income housing need. This is similar to measures introduced for the last three years. This year, Republican Lynn Daucher joins Salinas as coauthor.

**SB 1754 – Housing Infill Financing Districts** - Senator Alan Lowenthal (D-Long Beach) The bill establishes a pilot project allowing for up to 100 special districts statewide, formed under criteria developed by councils of governments, for the purpose of constructing housing and the infrastructure necessary to serve that housing. A city or county would be eligible to apply to its council of governments in order to establish a district, and would authorize a district to finance the purchase, construction, expansion, improvement, seismic retrofit, or rehabilitation of real or other property, for various purposes such as interchanges, ramps, streets, parking, transit facilities, libraries, parks, housing, and other purposes. The pilot project ends on January 1, 2028, but the district would receive tax increment revenues for a period of 20 years from the date the district was established, plus an additional 10 years solely for the repayment of debt incurred before January 1, 2028.

### **Legislation from 2005:**

**SB 575** (Torlakson), which strengthens anti-NIMBY law relating to affordable housing projects and prevents cities and counties from rejecting or conditionally approving a project unless the jurisdiction has met its fair-share housing needs for the planning period.

**AB 1233** (Jones), which requires that any portion of a local government's share of a regional housing need that is not met during one planning period must be carried forward to the next round of fair-share housing allocations. A city or county would be required to zone land to provide for the fair-share that gets carried forward.

**Legislation from 2004:**

**AB 2158** (Lowenthal) makes changes in the methodology for determining and allocating the RHNA and in the rules for transferring RHNA between cities and counties. A COG may request the use of population and household forecast assumptions used in the re-regional transportation plan. SCAG will be the first to use this new provision in State Law. (65584.02)

**AB 2348** (Mullin) amends State housing element law to clarify the land inventory requirements related to RHNA fair share goals and to provide greater residential development certainty.

**Basis for COGs charging fees to cover RHNA costs:****AB 2855 (2004) - Allows a Fee to Distribute Regional Housing Need**

This bill changed the housing law so as to allow Council of Governments to assess a fee to local governments to cover RHNA distribution costs. It also allows local governments to assess a fee to recover its RHNA costs

**SB 253 (2005) - Allows a Fee for Determining Regional Housing Needs**

In addition, a bill was introduced by Tom Torlakson that provides COGs with the authority to charge local governments a fee for determining existing and future shares of regional housing need as well as a fee for distributing regional housing needs. Notice requirements and other conditions are also specified.